047.A	0001	0048.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	716,900	/	716,900
USE VALUE:	716,900	/	716,900
ASSESSED:	716,900	/	716,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	JENKINS ELEANOR TRACY/TRUSTEE
Owner 2:	ELEANOR TRACY JENKINS 2016
Owner 3:	REVOCABLE TRUST
Street 1:	381 TOWLE HILL RD
Street 2:	
Twn/City:	FREEDOM
St/Prov:	NH Cntry: Own Occ: N
Postal:	03836 Type:

PREVIOUS OWNER

Owner 1:	JENKINS ELEANOR T -
Owner 2:	-
Street 1:	48 WEBCOWET RD #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Clapboard Exterior and 3329 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	716,900			716,900
Total Card	0.000	716,900			716,900
Total Parcel	0.000	716,900			716,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 215.35 | /Parcel: 215.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	240354
GIS Ref	
GIS Ref	
Insp Date	07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.A-0001-0048.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	703,900	0	.		703,900	703,900	Year End Roll	12/18/2019
2019	102	FV	686,400	0	.		686,400	686,400	Year End Roll	1/3/2019
2018	102	FV	623,200	0	.		623,200	623,200	Year End Roll	12/20/2017
2017	102	FV	557,200	0	.		557,200	557,200	Year End Roll	1/3/2017
2016	102	FV	553,100	0	.		553,100	553,100	Year End	1/4/2016
2015	102	FV	530,400	0	.		530,400	530,400	Year End Roll	12/11/2014
2014	102	FV	505,100	0	.		505,100	505,100	Year End Roll	12/16/2013
2013	102	FV	505,800	0	.		505,800	505,800		12/13/2012

!14685!

PRINT

Date	Time
12/11/20	04:30:22

LAST REV

Date	Time
07/13/18	09:16:45
danam	
14685	

USER DEFINED

Prior Id # 1:	240363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENKINS ELEANOR	66891-248		3/4/2016	Convenience	99	No	No		
NORTH SHORE CON	35811-528		7/1/2002		499,200	No	No		Farish Alston Jenkins Jr. d.o.d. 11/11/2012 b

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2003	469	Porch	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Measured	DGM	D Mann
4/18/2013	Info Fm Plan	BR	B Rossignol
5/1/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7451																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.1	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.68023431
Const Adj.:	0.99989998
Adj $ / SQ:	166.641
Other Features:	68665
Grade Factor:	1.46
NBHD Inf:	0.82999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	755451
Depreciation:	38528
Depreciated Total:	716923

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	3	
Totals			
1	11	3	

SKETCH

UnSketched SubAreas:
GLA: 3329,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.94
Special Features:	0	Val/Su Net:	215.35
Final Total:	716900	Val/Su SzAd	215.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,329	166.640	554,747
Net Sketched Area:		3,329	Total:	554,747
Size Ad	3329	Gross Are	3329	FinArea 3329

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

047.A-0001-0048.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: